



CR # 2021R-002393
WARRICK COUNTY COMMISSIONERS ORDINANCE # 2021-32

PLAN COMMISSION DOCKET # PC-R-21-07

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN
REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK
COUNTY, INDIANA:

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the "AG" AND "FP" ZONING, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the east half of section 30, township 6 south, range 7 west in Boon Township, Warrick County, Indiana and more particularly described as follows:

Beginning at an iron pin set marking the northwest corner of the southwest quarter of the northeast quarter of said section 30; thence south 89 degrees 54 minutes 30 seconds east along the north line of said quarter-quarter 1331.06 feet to an iron pin found marking the southeast corner of said quarter-quarter; thence north 89 degrees 34 minutes 39 seconds east along the north line of the southeast quarter of the northeast quarter of said section 30 a distance of 222.22 feet to an iron pin set on the east line of Fortune Road; thence north 32 degrees 07 minutes 51 seconds east along the east margin of Fortune Road 181.50 feet to an iron pin set; thence south 58 degrees 02 minutes 25 seconds east 285.65 feet to the center of Little Pigeon Creek; thence southwesterly along the center of said creek the following 11 calls:

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|---------------------------|--------------------------|--------------------------------------|
| 1) S 32°25'26" W 178.86' | 2) S 39°39'59" W 308.11' | 3) S 33° 48'42" W 330.97' |
| 4) S 22°13'24" W 201.60' | 5) S 19°58'59" W 351.21' | 6) S 40°07'36" W 231.77' |
| 7) S 36°33'09" W 216.64' | 8) S 26°33'54" W 261.67' | 9) S 17°20'49" W 224.80' |
| 10) S 06°35'57" W 235.12' | 11) S 13°31'40" W 87.04' | to the center of Caney Creek; thence |
- northwesterly along the center of Caney Creek the following 96 calls:

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|--------------------------|--------------------------|---------------------------|
| L9 N 61°03'36" W 38.41' | L41 N 52°25'27" W 34.00' | L74 N 14°02'10" E 18.17' |
| L10 N 59°44'37" W 34.98' | L42 N 25°27'48" W 14.64' | L75 N 29°15'12" E 16.78' |
| L11 N 82°57'43" W 51.38' | L43 N 09°46'57" E 18.53' | L76 N 60°15'18" E 35.53' |
| L12 N 82°34'07" W 58.41' | L44 N 19°26'24" E 34.05' | L77 N 67°04'04" E 35.55' |
| L13 N 64°58'59" W 31.26' | L45 N 23°18'18" E 44.56' | L78 N 78°18'38" E 18.64' |
| L14 N 55°12'27" W 57.00' | L46 N 20°16'32" E 56.28' | L79 N 56°55'05" E 31.26' |
| L15 N 42°04'30" W 38.17' | L47 N 10°29'11" E 46.96' | L80 N 07°49'45" E 31.77' |
| L16 N 21°32'28" W 16.07' | L48 N 37°24'19" E 16.84' | L81 N 38°17'25" W 19.05' |
| L17 N 07°07'30" E 19.03' | L49 N 57°05'41" E 15.93' | L82 N 63°26'06" W 28.15' |
| L18 N 44°17'51" E 14.52' | L50 S 83°39'35" E 17.81' | L83 N 70°05'47" W 24.27' |
| L19 N 76°23'58" E 25.10' | L51 S 69°43'03" E 19.30' | L84 N 60°03'07" W 51.47' |
| L20 N 81°20'51" E 36.62' | L52 S 78°13'54" E 19.29' | L85 N 11°25'25" W 26.76' |
| L21 N 65°24'36" E 25.53' | L53 N 66°38'40" E 18.86' | L86 N 11°35'49" W 64.72' |
| L22 N 22°58'06" E 25.19' | L54 N 37°15'59" E 22.74' | L87 N 33°21'14" W 37.21' |
| L23 N 11°38'42" E 35.36' | L55 N 13°46'54" E 21.47' | L88 N 40°51'13" W 61.16' |
| L24 N 19°45'58" E 29.82' | L56 N 09°31'41" W 28.19' | L89 N 41°49'13" W 32.10' |
| L25 N 20°42'22" E 56.26' | L57 N 07°21'09" E 39.36' | L90 N 24°34'02" W 24.23' |
| L26 N 41°00'33" E 38.38' | L58 N 05°00'02" W 50.56' | L91 N 10°07'29" E 17.91' |
| L27 N 26°33'54" E 25.34' | L59 N 18°26'06" W 15.93' | L92 N 41°25'25" E 14.27' |
| L28 N 01°47'24" E 20.16' | L60 N 79°10'37" W 43.58' | L93 N 49°45'49" E 42.88' |
| L29 N 17°35'33" W 27.08' | L61 S 63°26'06" W 19.71' | L94 N 33°54'42" E 59.44' |
| L30 N 20°02'10" W 42.73' | L62 S 31°09'33" W 31.63' | L95 N 23°20'38" E 65.14' |
| L31 N 13°37'27" W 58.11' | L63 S 19°03'28" W 36.63' | L96 N 01°19'37" E 38.60' |
| L32 N 17°56'58" W 29.37' | L64 S 49°08'41" W 30.80' | L97 N 08°17'50" W 30.54' |
| L33 N 35°48'12" W 29.59' | L65 S 78°50'25" W 43.28' | L98 N 39°48'20" W 24.58' |
| L34 N 46°54'23" W 51.52' | L66 S 89°20'29" W 34.23' | L99 N 71°16'27" W 39.22' |
| L35 N 79°19'49" W 27.63' | L67 N 80°52'56" W 32.28' | L100 N 46°45'57" W 39.87' |
| L36 S 79°47'46" W 19.99' | L68 N 49°38'31" W 61.30' | L101 N 40°11'31" W 47.80' |
| L37 S 88°29'33" W 14.96' | L69 N 54°17'13" W 34.69' | L102 N 25°01'01" W 41.68' |
| L38 N 72°21'00" W 18.17' | L70 N 30°36'00" W 42.51' | L103 N 05°53'53" W 33.13' |
| L39 N 64°22'41" W 42.76' | L71 N 14°02'10" E 27.58' | L104 N 07°03'07" E 42.22' |
| L40 N 58°29'45" W 28.61' | L72 N 04°29'45" E 64.03' | 95 N 13°23'08" W 38.62' |
| | L73 N 03°56'43" W 36.60' | 96 N 39°50'43" W 86.30' |

to a point on the west line of said east half; thence north 00 degrees 40 minutes 51 seconds east along said west line 165.52 feet to the point of beginning and containing 48.336 acres.

Subject to all easements, rights-of-way and restriction of record.


which real estate is now zoned and classified as part of the PUD-R1D


2021R-010925
PRT 6800K3
WARRICK COUNTY RECORDER
REQUIRED AS PRESENTED ON
09/15/2021 11:00 AM
REC FEE: 0.00
PAGES: 2


District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said AG and FP District to said PUD-R1D District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.



President


Member


Member
BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:



County Auditor

9/13/21

Date Approved

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.



Signature
This document prepared by Mark Channess.

Mark Channess

Printed Name